171.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	901,000 / 901,000
					USE VALUE:	901,000 / 901,000
					ASSESSED:	901,000 / 901,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLWELL KATHLEEN G
Owner 2:	
Owner 3:	
Street 1:	60 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COLWELL WILLIAM F/KATHLEEN G -
Owner 2:	-
Street 1:	60 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,923 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 2332 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10923.000	374,600	3,000	523,400	901,000
Total Card	0.251	374,600	3,000	523,400	901,000
Total Parcel	0.251	374,600	3,000	523,400	901,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.45 | /Parcel: 386.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	113228
GIS Ref	
GIS Ref	
Insp Date	06/07/18

!13235!

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	374,700	3000	10,923.	523,400	901,100	901,100	Year End Roll	12/18/2019
2019	101	FV	295,200	3000	10,923.	523,400	821,600	821,600	Year End Roll	1/3/2019
2018	101	FV	294,300	3900	10,923.	463,600	761,800	761,800	Year End Roll	12/20/2017
2017	101	FV	294,300	3900	10,923.	388,800	687,000	687,000	Year End Roll	1/3/2017
2016	101	FV	294,300	3900	10,923.	388,800	687,000	687,000	Year End	1/4/2016
2015	101	FV	277,800	4000	10,923.	336,500	618,300	618,300	Year End Roll	12/11/2014
2014	101	FV	277,800	4000	10,923.	325,200	607,000	607,000	Year End Roll	12/16/2013
2013	101	FV	277,800	4000	10,923.	309,500	591,300	591,300		12/13/2012

PRINT

Date	Time
12/11/20	03:13:26

LAST REV

Date	Time
07/05/18	11:50:58
apro	
13235	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLWELL WILLIAM	39512-571		6/11/2003	Family	1	No	Yes		William F Colwell d.o.d. 3/4/2017 bk 70136 pg
	14226-181		2/1/1981		82,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2016	817	New Wind	8,941					2 wind 1 door
11/30/2012	1570	Manual	2,534	C				
2/14/2012	141	Manual	26,200					install 27 flush p
8/19/2009	715	Wood Dec	9,300					
7/25/2007	615	New Wind	26,438					
3/26/2001	166	Re-Roof	6,950	C				
11/2/1993	551	Manual	12,000					BEAMS/WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	BS	Barbara S
4/11/2013	Info Fm Prmt	MM	Mary M
5/7/2012	Info Fm Prmt	MM	Mary M
11/8/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10923		Sq. Ft.	Site		0	70.	0.68	8									523,383						523,400	

Total AC/HA:	0.25076	Total SF/SM:	10923	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	523,383	Spl Credit		Total:	523,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15095413
Const Adj.:	0.97806144
Adj $ / SQ:	146.342
Other Features:	86024
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	508964
Depreciation:	134367
Depreciated Total:	374598

COMMENTS

1 FPL NOT WORKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

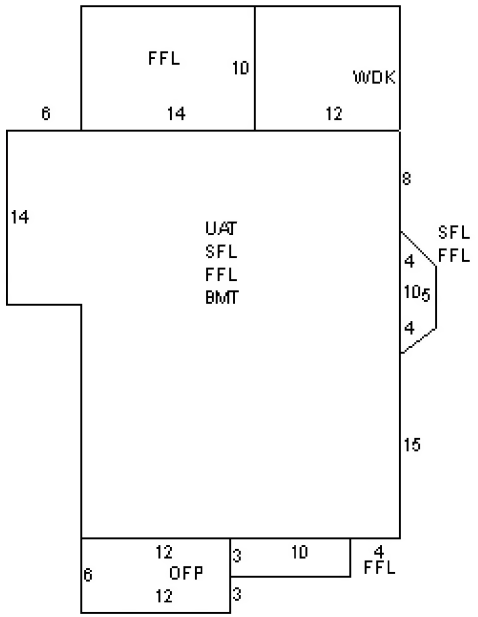
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.98
Special Features:	0	Val/Su Net:	108.08
Final Total:	374600	Val/Su SzAd	178.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,133	146.340	165,805
SFL	Second Floor	963	146.340	140,927
BMT	Basement	942	43.900	41,356
UAT	Upper Attic	236	102.440	24,124
WDK	Deck	120	14.020	1,682
OFP	Open Porch	72	38.550	2,776

Net Sketched Area:	3,466			Total:	376,670
Size Ad	2096	Gross Are	4172	FinArea	2332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X21	F	FR	1930	21.74	T	50	101			3,000			3,000
2	Frame Shed	D	Y	1	8 X 10	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000